

IN THE MATTER OF THE  
THE APPLICATION OF  
ROLF SORG, INC. - PETITIONER  
FOR SPECIAL EXCEPTION ON  
PROPERTY LOCATED ON THE SOUTH  
WEST SIDE OF GLYNOWINGS DRIVE,  
SOUTHWEST OF GLYNES COURT  
(12340 GLYNOWINGS DRIVE)  
4TH ELECTION DISTRICT  
3RD COUNCILMANIC DISTRICT

\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. 90-448-X

**OPINION**

WHEREAS, Appellant heretofore filed a Petition for Special Exception before the Zoning Commissioner of Baltimore County to approve the use of one unit in the above-captioned property as a service garage pursuant to the Baltimore County Zoning Regulations; and

WHEREAS, Appellant has reached an agreement with the St. Georges Station Townhouse Association, Inc., regarding the use, hours of operation and landscaping of the property; and

WHEREAS, a hearing was held on March 14, 1996, before the County Board of Appeals for Baltimore County, at which time the Board took testimony and admitted evidence and exhibits on behalf of Appellant, there being no protestants appearing at the hearing; and

WHEREAS, the Board has reviewed the matter and found that the testimony presented satisfies the requirement of Section 502.1 of the Baltimore County Zoning Regulations, and further supports granting the petitions under Section 253.2 of the Baltimore County Zoning Regulations; and

WHEREAS, the parties wish to resolve by this Order all issues affecting the property without further proceedings;

Case No. 90-448-X Rolf Sorg, Inc. -Petitioner 2  
NOW, THEREFORE, it is this 1st day of April, 1996  
by the County Board of Appeals of Baltimore County,

ORDERED, that the Petition for Special Exception to use the property known as unit 3R, 12340 Glynwings Drive, for a service garage in accordance with Appellant's Exhibit 1, be and the same is hereby GRANTED.

The Petition herein granted is and shall be subject, however, to the terms and conditions more fully set forth in the agreement between Appellant and the St. Georges Station Townhouse Association, Inc., including, specifically the following restrictions on the use of the Premises:

1. The service garage uses serve and shall continue to serve the uses, including industrial uses, and related activities in the surrounding area.
2. No vehicles being serviced shall be stored on the exterior of the Premises after normal operating hours.
3. Normal operating hours shall be from 7:00 a.m. to 6:00 p.m., Mondays through Fridays.
4. No body-work or automotive painting shall be conducted on the Premises.
5. Signs shall conform to the size and style of those used for other tenants and units of the Property.
6. All landscaping of the Property shall conform to applicable standards for landscaping as set forth in the Baltimore County Landscape Manual.
7. In addition to the landscaping existing upon the Property, Appellant shall within twelve (12) months from the execution thereof, plant trees on the Property in accordance with the approved Landscape plan for the Property, as may be modified by the landscaping shown on a supplemental landscape plan applicable to a portion of the Property, attached hereto as

Case No. 90-448-X Rolf Sorg, Inc. -Petitioner 3  
Exhibit A and incorporated herein.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*Kristine K. Howanski*  
Kristine K. Howanski, Acting Chairman  
*Lawrence M. Stahy*  
Lawrence M. Stahy

*Harry E. Buchheister, Jr.*  
Harry E. Buchheister, Jr.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 587-3180

April 1, 1996

Howard L. Alderman, Jr., Esquire  
LEVIN & GANN, P.A.  
Suite 113  
305 W. Chesapeake Avenue  
Towson, MD 21204

RE: Case No. 90-448-X  
Rolf Sorg, Inc.

Dear Mr. Alderman:

Enclosed please find a copy of the Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules and Procedure. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,  
*Kathleen C. Bianco*  
Kathleen C. Bianco  
Administrative Assistant

encl.

cc: Mr. & Mrs. Rolf Sorg /  
Rolf Sorg, Inc.  
Jeffrey Lenowitz  
People's Counsel for Baltimore County  
Pat Keller, Planning Director  
Lawrence S. Schmidt  
Docket Clerk /PDM  
Arnold Jablon, Director /PDM  
Virginia W. Barnhart, County Attorney

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
SW/S Glynwings Drive, SW of \* DEPUTY ZONING COMMISSIONER  
Glynne Court \*  
(12340 Glynwings Drive) \*  
4th Election District \*  
3rd Councilmanic District \*  
Rolf Sorg, Inc. \*  
Petitioner \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioner herein requests a special exception to use the subject property for a service garage in accordance with Petitioner's Exhibit 1.

The Petitioner, by its owners, Rolf and Dorothy Sorg, appeared, testified and was represented by Howard L. Alderman, Jr., Esquire. Also appearing on behalf of the Petition were Jeffrey Griffiths and Cynthia Bowden. Appearing as a Protestant in the matter was Jeffrey Lenovitz.

Testimony indicated that the subject property, known as 12340 Glynwings Drive, consists of 2.0 acres zoned M.L.-I.M. and is improved with an existing one story building as depicted in Petitioner's Exhibit 1. Mr. Sorg, owner and President of Rolf Sorg, Inc., testified that he has leased a portion of the subject building to Treasure Motorcar Services Limited for the past 5 years. Testimony indicated that Treasure Motorcar Services Limited took possession of the subject garage without first acquiring the requisite occupancy permits. The instant petition was filed as a result of a bank inquiry pursuant to a loan application.

Petitioner is desirous of expanding said operation to comprise 6,120 sq.ft. of the subject building as shown on Petitioner's Exhibit 1. Cynthia Bowden, a land surveyor, testified that the subject property is located within the St. George's Industrial Park and that in her opinion

the proposed use complies with Section 253.4 of the B.C.Z.R., which requires in part that:

"Within 100 feet of any residential zone boundary or the right of way of any street abutting such a boundary, only passenger-automobile accessory parking and those uses permitted in M.R. zones, as limited by the use regulations in Section 241, are permitted."

Mr. Griffiths, owner of Treasured Motorcar Services, Ltd., testified that he is primarily in the business of restoring collector automobiles. He indicated that there are six employees running the operation which also includes general automobile maintenance. Mr. Griffiths testified that his company performs general engine and electrical work and handles an occasional upholstery repair. He testified that while his company dismantles and reconditions automobiles, there is no painting or body work performed on the site. Mr. Griffiths testified in his opinion the subject use complies with the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Jeffrey Lenovitz appeared and testified as a Protestant in his capacity as the Vice President of the St. George's Community Association. Mr. Lenovitz testified that his Association is generally opposed to the granting of the requested relief citing specific concerns regarding noise and air pollution, disabled vehicles parked along the roadway, and a general concern about the adverse impact the subject use will have on surrounding residential property values.

Rebuttal testimony by the Petitioner indicated that the disabled vehicles parked along the roadway in front of the subject property were in no way related to Petitioner or Treasure Motorcar Services, Ltd.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and

requirements set forth in Sections 502.1 and 253.2.B.3 of the B.C.Z.R. Section 253.2.B.3 specifically requires a showing that "any such use will serve primarily the industrial uses and related activities in the surrounding industrial area." Based on the testimony and evidence produced, the Petitioner clearly did not establish that Treasure Motorcar Services was primarily serving the industrial uses in the surrounding area. Mr. Griffiths testified specifically that his business is primarily involved in the restoration, maintenance and repair of collectible automobiles.

A second hurdle for Petitioner is found in Section 253.2.B which requires that the subject use have direct access to a "Class 1 Commercial Motorway." Section 101 of the B.C.Z.R. defines a "Class 1 Commercial Motorway" as follows:

"A motorway, or portion thereof at least one mile in length, with at least 75% of all frontage thereon (the sum of the lengths of both sides), excluding land publicly owned for highway right-of-way purposes, zoned as B.L., B.M., B.R., and/or M.L., and designated as a Class 1 commercial motorway under ordinance of the County Council. No portion of a motorway shall be considered as a Class 1 commercial motorway unless such portion is bounded at its ends by intersections with freeways, expressways, arterial streets, town-center boundaries, political-subdivision boundaries, the urban-rural demarcation line, or major streams or rivers."

To qualify as a "Class 1 Commercial Motorway" the County Council must, by ordinance, designate the subject roadway as such. As Petitioner did not produce any documentation qualifying Glynwings Drive as such, and the Zoning Office's search has failed to locate any such ordinance, the Petitioner's request must be denied.

After reviewing all of the testimony and evidence presented, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has

not met the requirements set forth in Sections 502.1 or 253.2.B of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the relief requested in the special exception should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of June, 1990 that the petition for Special Exception to use the subject property for a service garage in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the subject service garage use by Treasure Motorcar Services, Ltd. shall cease and desist operating on or before November 30, 1990.

*ASH M. NASTASIEWICZ*  
ASH M. NASTASIEWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjg

ORDER RECEIVED FOR FILING  
Date *6/14/90*  
By *John J. Kishner*

MICROFILMED

ORDER RECEIVED FOR FILING  
Date *6/14/90*  
By *John J. Kishner*

- 2 -

MICROFILMED

ORDER RECEIVED FOR FILING  
Date *6/14/90*  
By *John J. Kishner*

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MICROFILMED

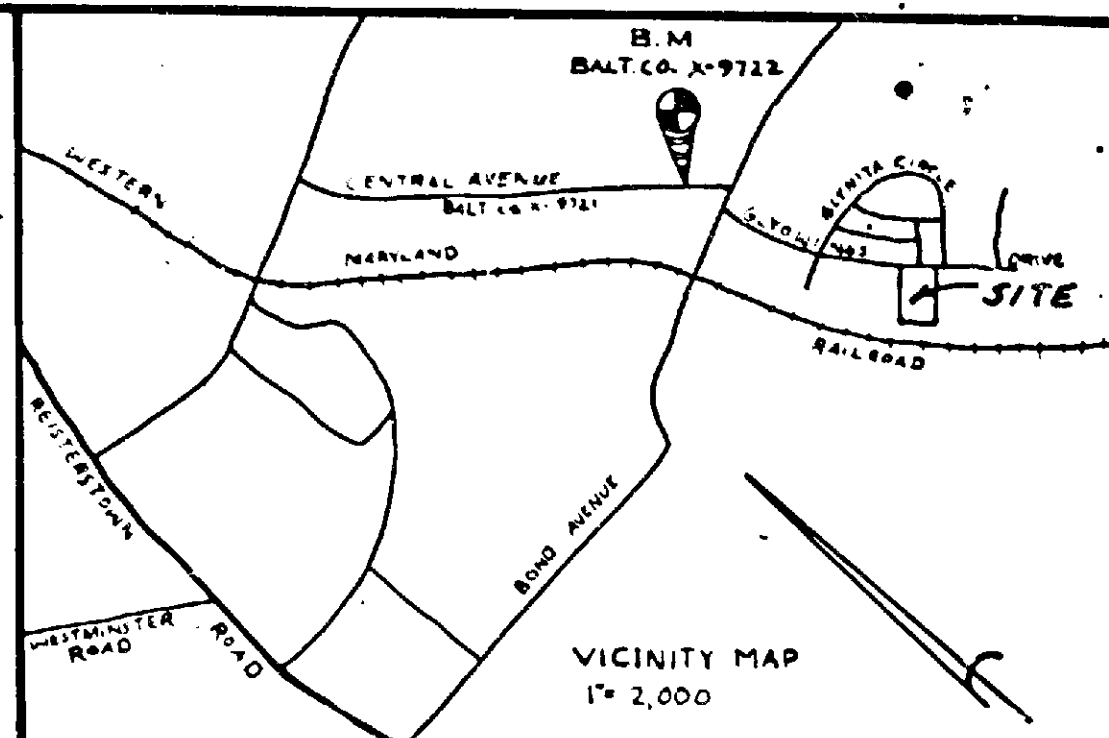
ORDER RECEIVED FOR FILING  
Date *6/14/90*  
By *John J. Kishner*

- 4 -

MICROFILMED



BENCHMARK  
HUB NUMBER: X-9722  
ELEV: 45.2.9  
CALVANIZED STEEL IN  
MACADAM SOUTHWEST  
SIDE CENTRAL AVE.



#### GENERAL NOTES

- Property is owned by Rolf P. Sorg; deed reference - ERK, Jr. 6658/815; tax account # 19-00-012529.
- The outline of the property is from a survey prepared by George William Stephens, Jr. & Associates, dated April 25, 1983.
- The property is a part of the St. Georges Industrial Park, recorded in Plat book 44 page 101.
- The topography shown is based on a field survey by Stephen C. Barnhart, Surveying and Land Planning, 1983, and updated January 1990, based on Baltimore County Control Station X-9722.
- Proposed paving and parking layout taken from an approved site plan prepared by Stephen C. Barnhart and Rosenfelt & Woolfolk, Inc.
- Area of property = 2.000 acres.
- Zoning of property = ML-IM
- Floor Area Ratio = 0.32 (0.63/2.0)
- All utilities shown are in place.
- The service garage will serve primarily the industrial use and related activities in the surrounding industrial area as set forth in section 253.28 of the Baltimore County Zoning Regulations.
- No vehicles or parts will be stored outside after work hours.
- All services are to be conducted within the interior of the units subject to special exception.

#### PARKING TABULATION

Parking Required:

Service Garage - 3.3 spaces per 1000 sq. ft.  
Other - one space per employee

Service Garage - 6120 sq. ft. 21 spaces  
Current employees (non service garage) - 7 7  
Future employees - 6 6

Total required 34 spaces

Parking Provided:

Service Garage inside bays 16 spaces  
Exterior spaces 18

Total provided 34 spaces

Parking to be included in petition for Special Exception - 16 interior spaces and 5 exterior spaces.

(5) Indicates number of parking spaces

Section 405A--STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES ON SERVICE-GARAGE PREMISES (Bill No. 43, 1969.)

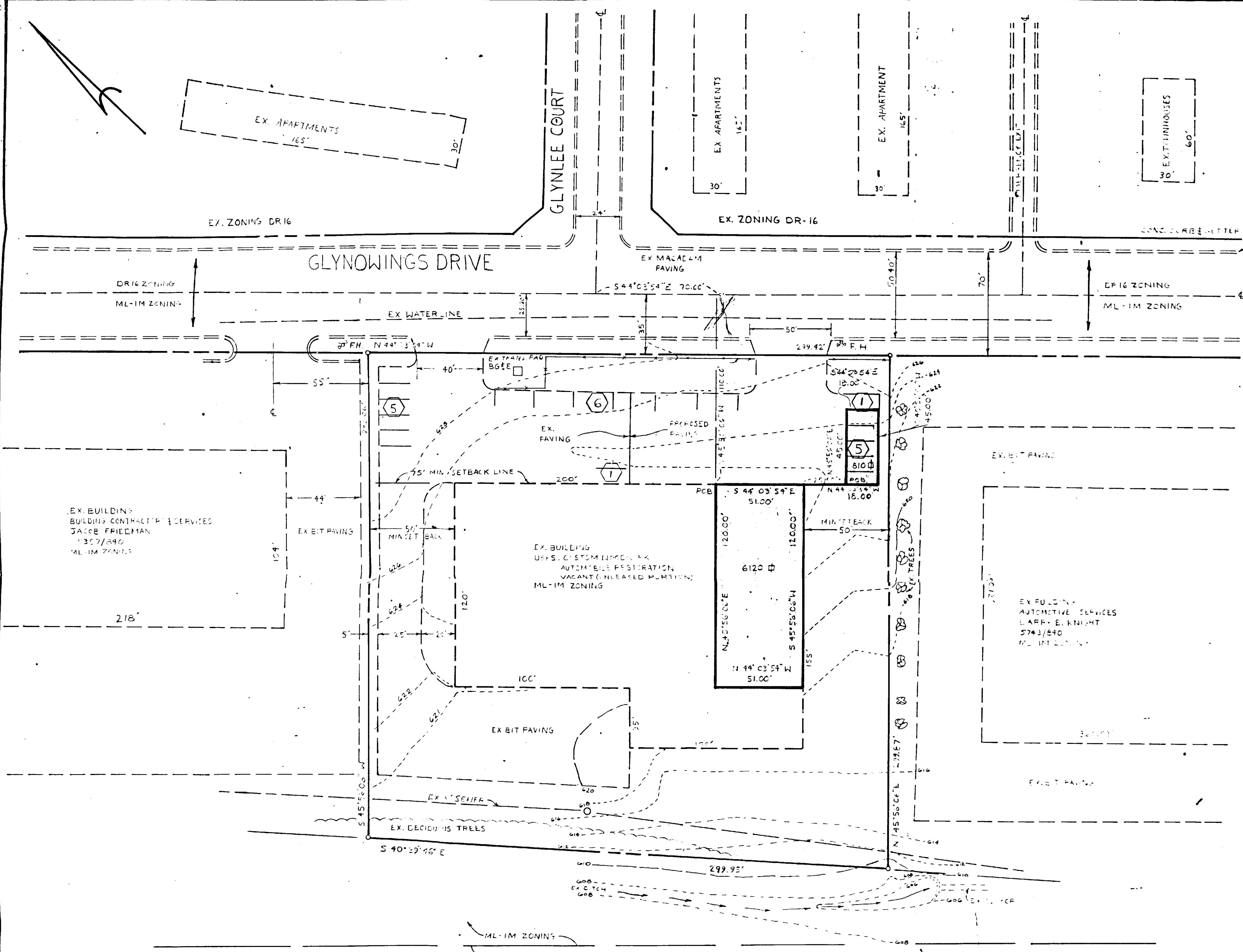
Damaged or disabled motor vehicles may be stored on the premises of any conforming service garage or nonconforming use service garage, provided that any outdoor storage of such motor vehicles shall be subject to the following requirements: (Bill No. 43, 1969.)

405A.1--Screening. All such vehicles shall be screened from off-site view by walls (including building walls) or fences at least eight feet in height. However, a screening wall or fence less than eight feet high, but not less than six feet high, existing on the date of enactment of this provision may serve in lieu of such eight-foot wall or fence. All surfaces of such walls or fences facing residential zones or premises shall be finished or, in the discretion of the Zoning Commissioner, vine-covered or otherwise improved by the use of planting. (Bill No. 43, 1969.)

405A.2--Paving. The storage area shall be paved with permanent all-weather materials over suitably compounded and compacted base materials, and shall be properly drained. (Bill No. 43, 1969.)

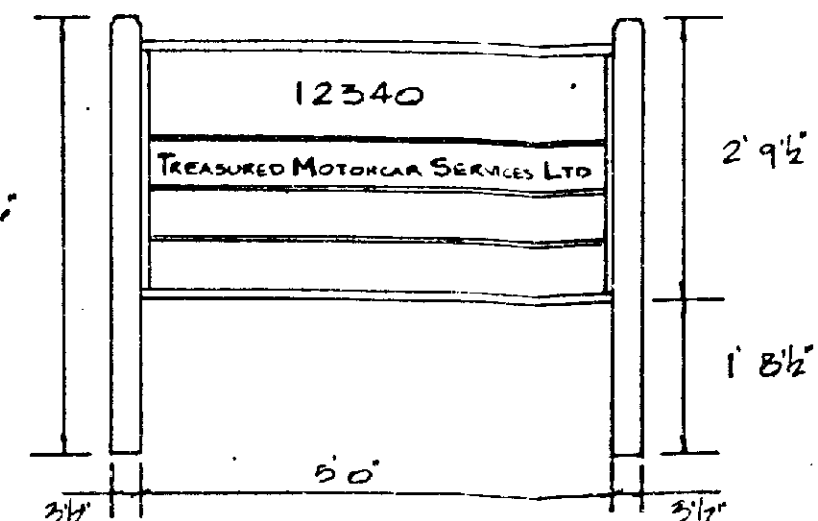
OFFICE AREA	16
1	15
2	14
3	13
4	12
5	11
6	10
7	9
8	8

TYPICAL SPACE: 10x10  
SERVICE GARAGE  
BAY LAYOUT: 17x30'



NOTE: NO EXISTING BUILDINGS WITHIN 200' OF THE RAILROAD RIGHT-OF-WAY LINE

Proposed Sign  
no scale



NOTE: Within 100 feet of any residential zone boundary or the right of way of any street abutting such a boundary, only passenger-automobile accessory parking and those uses permitted in the MR zones, as limited by the regulations in Section 241, are permitted.

Within 100 feet of any residential zone boundary or the right of way of any street abutting such a boundary, or within 100 feet of the right-of-way of an existing or proposed interstate highway, other freeway, or expressway which motorway is officially so designated by the State Highway Commission and/or Baltimore County, the front, side, and rear yards shall be as required in MR zone.

NOTE: SEE PL EXCEPT WITH ALLOW SERVICE GARAGE, E.A. 5' SETBACK OF THE ML-IM ZONE FROM 50'

PLAT TO ALLIANCE PETITIONER'S  
FOR SPECIAL EXCEPTION  
ROLF SORG, INC.

12340 GLYNOWINGS DRIVE  
P.O. BOX 244  
WESTMINSTER, MARYLAND 21157  
SECTION 405A, 405B, 405C, 405D, 405E, 405F, 405G, 405H, 405I, 405J, 405K, 405L, 405M, 405N, 405O, 405P, 405Q, 405R, 405S, 405T, 405U, 405V, 405W, 405X, 405Y, 405Z, 405AA, 405AB, 405AC, 405AD, 405AE, 405AF, 405AG, 405AH, 405AI, 405AJ, 405AK, 405AL, 405AM, 405AN, 405AO, 405AP, 405AQ, 405AR, 405AS, 405AT, 405AU, 405AV, 405AW, 405AX, 405AY, 405AZ, 405BA, 405BB, 405BC, 405BD, 405BE, 405BF, 405BG, 405BH, 405BI, 405BJ, 405BK, 405BL, 405BM, 405BN, 405BO, 405BP, 405BQ, 405BR, 405BS, 405BT, 405BU, 405BV, 405BW, 405BX, 405BY, 405BZ, 405CA, 405CB, 405CC, 405CD, 405CE, 405CF, 405CG, 405CH, 405CI, 405CJ, 405CK, 405CL, 405CM, 405CN, 405CO, 405CP, 405CQ, 405CR, 405CS, 405CT, 405CU, 405CV, 405CW, 405CX, 405CY, 405CZ, 405DA, 405DB, 405DC, 405DD, 405DE, 405DF, 405DG, 405DH, 405DI, 405DJ, 405DK, 405DL, 405DM, 405DN, 405DO, 405DP, 405DQ, 405DR, 405DS, 405DT, 405DU, 405DV, 405DW, 405DX, 405DY, 405DZ, 405EA, 405EB, 405EC, 405ED, 405EE, 405EF, 405EG, 405EH, 405EI, 405EJ, 405EK, 405EL, 405EM, 405EN, 405EO, 405EP, 405EQ, 405ER, 405ES, 405ET, 405EU, 405EV, 405EW, 405EX, 405EY, 405EZ, 405FA, 405FB, 405FC, 405FD, 405FE, 405FF, 405FG, 405FH, 405FI, 405FJ, 405FK, 405FL, 405FM, 405FN, 405FO, 405FP, 405FQ, 405FR, 405FS, 405FT, 405FU, 405FV, 405FW, 405FX, 405FY, 405FZ, 405GA, 405GB, 405GC, 405GD, 405GE, 405GF, 405GG, 405GH, 405GI, 405GJ, 405GK, 405GL, 405GM, 405GN, 405GO, 405GP, 405GQ, 405GR, 405GS, 405GT, 405GU, 405GV, 405GW, 405GX, 405GY, 405GZ, 405HA, 405HB, 405HC, 405HD, 405HE, 405HF, 405HG, 405HH, 405HI, 405HJ, 405HK, 405HL, 405HM, 405HN, 405HO, 405HP, 405HQ, 405HR, 405HS, 405HT, 405HU, 405HV, 405HW, 405HX, 405HY, 405HZ, 405IA, 405IB, 405IC, 405ID, 405IE, 405IF, 405IG, 405IH, 405II, 405IJ, 405IK, 405IL, 405IM, 405IN, 405IO, 405IP, 405IQ, 405IR, 405IS, 405IT, 405IU, 405IV, 405IW, 405IX, 405IY, 405IZ, 405JA, 405JB, 405JC, 405JD, 405JE, 405JF, 405JG, 405JH, 405JI, 405JJ, 405JK, 405JL, 405JM, 405JN, 405JO, 405JP, 405JQ, 405JR, 405JS, 405JT, 405JU, 405JV, 405JW, 405JX, 405JY, 405JZ, 405KA, 405KB, 405KC, 405KD, 405KE, 405KF, 405KG, 405KH, 405KI, 405KJ, 405KK, 405KL, 405KM, 405KN, 405KO, 405KP, 405KQ, 405KR, 405KS, 405KT, 405KU, 405KV, 405KW, 405KX, 405KY, 405KZ, 405LA, 405LB, 405LC, 405LD, 405LE, 405LF, 405LG, 405LH, 405LI, 405LJ, 405LK, 405LL, 405LM, 405LN, 405LO, 405LP, 405LQ, 405LR, 405LS, 405LT, 405LU, 405LV, 405LW, 405LX, 405LY, 405LZ, 405MA, 405MB, 405MC, 405MD, 405ME, 405MF, 405MG, 405MH, 405MI, 405MJ, 405MK, 405ML, 405MN, 405MO, 405MP, 405MQ, 405MR, 405MS, 405MT, 405MU, 405MV, 405MW, 405MX, 405MY, 405MZ, 405NA, 405NB, 405NC, 405ND, 405NE, 405NF, 405NG, 405NH, 405NI, 405NJ, 405NK, 405NL, 405NM, 405NN, 405NO, 405NP, 405NQ, 405NR, 405NS, 405NT, 405NU, 405NV, 405NW, 405NX, 405NY, 405NZ, 405OA, 405OB, 405OC, 405OD, 405OE, 405OF, 405OG, 405OH, 405OI, 405OJ, 405OK, 405OL, 405OM, 405ON, 405OO, 405OP, 405OQ, 405OR, 405OS, 405OT, 405OU, 405OV, 405OW, 405OX, 405OY, 405OZ, 405PA, 405PB, 405PC, 405PD, 405PE, 405PF, 405PG, 405PH, 405PI, 405PJ, 405PK, 405PL, 405PM, 405PN, 405PO, 405PP, 405PQ, 405PR, 405PS, 405PT, 405PU, 405PV, 405PW, 405PX, 405PY, 405PZ, 405QA, 405QB, 405QC, 405QD, 405QE, 405QF, 405QG, 405QH, 405QI, 405QJ, 405QK, 405QL, 405QM, 405QN, 405QO, 405QP, 405QQ, 405QR, 405QS, 405QT, 405QU, 405QV, 405QW, 405QX, 405QY, 405QZ, 405RA, 405RB, 405RC, 405RD, 405RE, 405RF, 405RG, 405RH, 405RI, 405RJ, 405RK, 405RL, 405RM, 405RN, 405RO, 405RP, 405RQ, 405RR, 405RS, 405RT, 405RU, 405RV, 405RW, 405RX, 405RY, 405RZ, 405SA, 405SB, 405SC, 405SD, 405SE, 405SF, 405SG, 405SH, 405SI, 405SJ, 405SK, 405SL, 405SM, 405SN, 405SO, 405SP, 405SQ, 405SR, 405SS, 405ST, 405SU, 405SV, 405SW, 405SX, 405SY, 405SZ, 405TA, 405TB, 405TC, 405TD, 405TE, 405TF, 405TG, 405TH, 405TI, 405TJ, 405TK, 405TL, 405TM, 405TN, 405TO, 405TP, 405TQ, 405TR, 405TS, 405TT, 405TU, 405TV, 405TW, 405TX, 405TY, 405TZ, 405UA, 405UB, 405UC, 405UD, 405UE, 405UF, 405UG, 405UH, 405UI, 405UJ, 405UK, 405UL, 405UM, 405UN, 405UO, 405UP, 405UQ, 405UR, 405US, 405UT, 405UU, 405UV, 405UW, 405UX, 405UY, 405UZ, 405VA, 405VB, 405VC, 405VD, 405VE, 405VF, 405VG, 405VH, 405VI, 405VJ, 405VK, 405VL, 405VM, 405VN, 405VO, 405VP, 405VQ, 405VR, 405VS, 405VT, 405VU, 405VV, 405VW, 405VX, 405VY, 405VZ, 405WA, 405WB, 405WC, 405WD, 405WE, 405WF, 405WG, 405WH, 405WI, 405WJ, 405WK, 405WL, 405WM, 405WN, 405WO, 405WP, 405WQ, 405WR, 405WS, 405WT, 405WU, 405WV, 405WW, 405WX, 405WY, 405WZ, 405XA, 405XB, 405XC, 405XD, 405XE, 405XF, 405XG, 405XH, 405XI, 405XJ, 405XK, 405XL, 405XM, 405XN, 405XO, 405XP, 405XQ, 405XR, 405XS, 405XT, 405XU, 405XV, 405XW, 405XX, 405XY, 405XZ, 405YA, 405YB, 405YC, 405YD, 405YE, 405YF, 405YG, 405YH, 405YI, 405YJ, 405YK, 405YL, 405YM, 405YN, 405YO, 405YP, 405YQ, 405YR, 405YS, 405YT, 405YU, 405YV, 405YW, 405YX, 405YY, 405YZ, 405ZA, 405ZB, 405ZC, 405ZD, 405ZE, 405ZF, 405ZG, 405ZH, 405ZI, 405ZJ, 405ZK, 405ZL, 405ZM, 405ZN, 405ZO, 405ZP, 405ZQ, 405ZR, 405ZS, 405ZT, 405ZU, 405ZV, 405ZW, 405ZX, 405ZY, 405ZZ

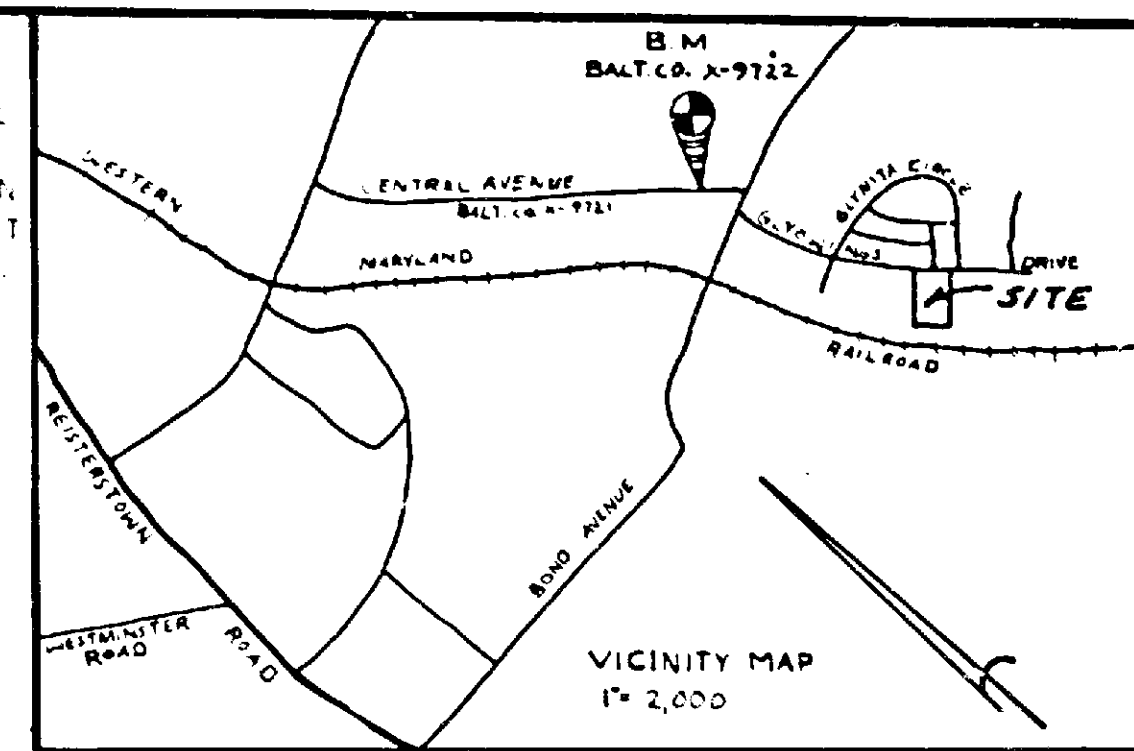
OWNER:  
ROLF P. SORG  
12340 GLYNOWINGS DRIVE  
P.O. BOX 244  
WESTMINSTER, MARYLAND 21157-0244

SCALE: 1"=30'  
DATE: 2/21/90  
REV: 4-10-90



PLAN AND DESCRIPTION PREPARED BY:  
CYNTHIA BOWDEN L.S.  
627 SUNFLOWER COURT  
WESTMINSTER, MD. 21157  
876-6755  
AND  
STEPHEN C. BARNHART R.F.L.S.  
P.O. BOX 244  
FUNKSBURG, MD. 21048  
861-8730

BENCHMARK  
HUB NUMBER 9722  
ELEV. 45.72  
ADVANCED SURVEY  
MACADAM STREET  
SIDE CENTRAL AVE.



#### GENERAL NOTES

- Property is owned by Rolf P. Sorg; deed reference - EHK, Jr. - 6658/815; tax account # 19-00-012529.
- The outline of the property is from a survey prepared by George William Stephens, Jr. & Associates, dated April 25, 1983.
- The property is a part of the St. Georges Industrial Park, recorded in Plat book 44 page 101.
- The topography shown is based on a field survey by Stephen C. Barnhart, Surveying and Land Planning, 1983, and updated January 1990, based on Baltimore County Control Station X-9722.
- Proposed paving and parking layout taken from an approved site plan prepared by Stephen C. Barnhart and Rosenfelt & Woolfolk, Inc.
- Area of property = 2.00 acres.
- Zoning of property = ML-IM
- Floor Area Ratio = 0.32 (0.63/2.0)
- All utilities shown are in place.
- The service garage will serve primarily the industrial use and related activities in the surrounding industrial area as set forth in section 253.2B of the Baltimore County Zoning Regulations.
- No vehicles or parts will be stored outside after work hours.
- All services are to be conducted within the interior of the units subject to special exception.

#### PARKING TABULATION

##### Parking Required:

Service Garage - 3.3 spaces per 1000 sq. ft.	
Other - one space per employee	
Service Garage - 6120 sq. ft.	21 spaces
Current employees (non service garage) - 7	7
Future employees - 6	6
<b>Total required</b>	<b>34 spaces</b>

##### Parking Provided:

Service Garage inside bays	16 spaces
Exterior spaces	18
<b>Total provided</b>	<b>34 spaces</b>

Parking to be included in petition for Special Exception - 16 interior spaces and 18 exterior spaces.

(5) Indicates number of parking spaces

Section 405A - STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES ON SERVICE-GARAGE PREMISES (Bill No. 43, 1969.1)

Damaged or disabled motor vehicles may be stored on the premises of any conforming service garage or nonconforming use service garage, provided that any outdoor storage of such motor vehicles shall be subject to the following requirements: (Bill No. 43, 1969.1)

405A.1 - Screening. All such vehicles shall be screened from off-site view by walls (including building walls) or fences at least eight feet in height. However, a screening wall or fence less than eight feet high, but not less than six feet high, existing on the date of enactment of this provision may serve in lieu of such eight-foot wall or fence. All surfaces of such walls or fences facing residential zones or premises shall be finished or, in the discretion of the Zoning Commissioner, wire-covered or otherwise approved by the use of planting. (Bill No. 43, 1969.1)

405A.2 - Paving. The storage area shall be paved with permanent all-weather materials over suitably compounded and compacted base materials, and shall be properly drained. (Bill No. 43, 1969.1)

1	15
2	14
3	13
4	12
5	11
6	10
7	9
8	8

TYPICAL SPACING SERVICE GARAGE BAY LAYOUT 17'-30"

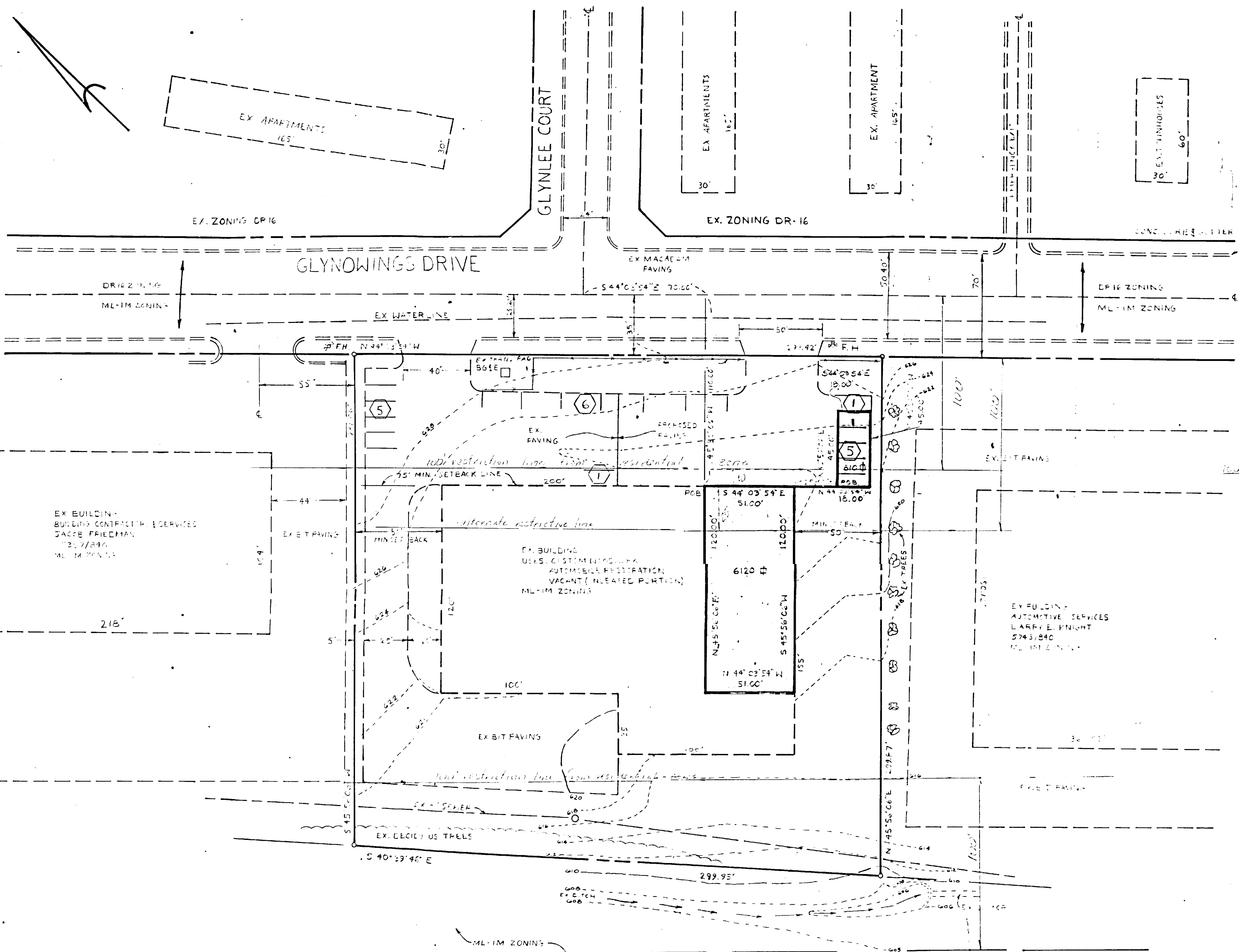
**PREPARED BY**  
**STEPHEN C. BARNHART**  
**12340 Glynings Drive**  
**PO BOX 244**  
**Finksburg, MD 21048**  
**410-373-0000**

**FLAT TO COMPAIN PETITION FOR SPECIAL EXCEPTION**  
**ROLF SORG, INC.**

12340 Glynings Drive  
Finksburg, MD 21048  
410-373-0000

SCALE: 1" = 30'  
DATE: 12/12/90  
REV: 4/8/90

**OWNER:**  
**ROLF SORG**  
**12340 Glynings Drive**  
**PO BOX 244**  
**Finksburg, MD 21048**  
**410-373-0000**

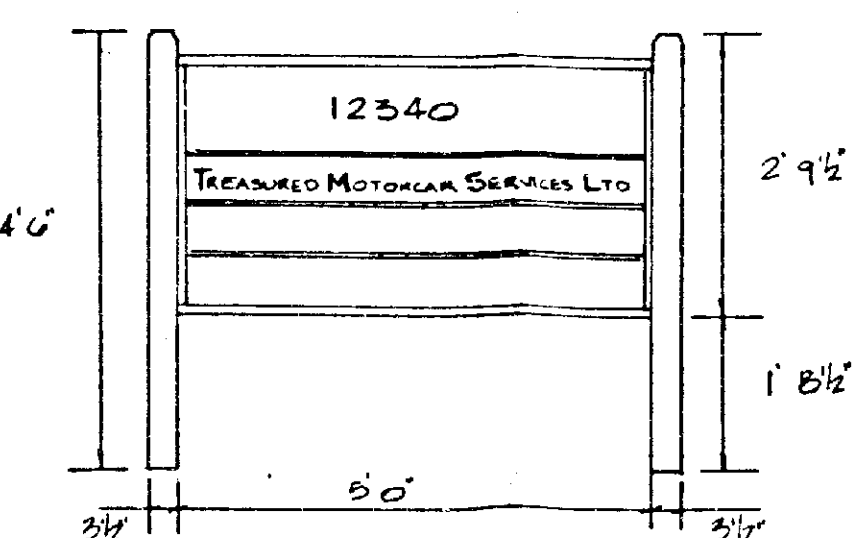


NOTE: EXISTING BUILDINGS WITH IN 200' SETBACK FROM RAIL LINE

NOTE: Within 100 feet of any residential zone boundary or the right of way of any street abutting such a boundary, only passenger-automobile accessory parking and those uses permitted in the MR zones, as limited by the regulations in Section 241, are permitted.

Within 100 feet of any residential zone boundary or the right of way of any street abutting such a boundary, or within 100 feet of the right-of-way of an existing or proposed interstate highway, other freeway, or expressway which motorway is officially so designated by the State Highway Commission and/or Baltimore County, the front, side, and rear yards shall be as required in MR zone.

NOTE: SPECIAL EXCEPTION TO ALLOW SERVICE GARAGE IN A PORTION OF THE ML-IM ZONED PREMISE



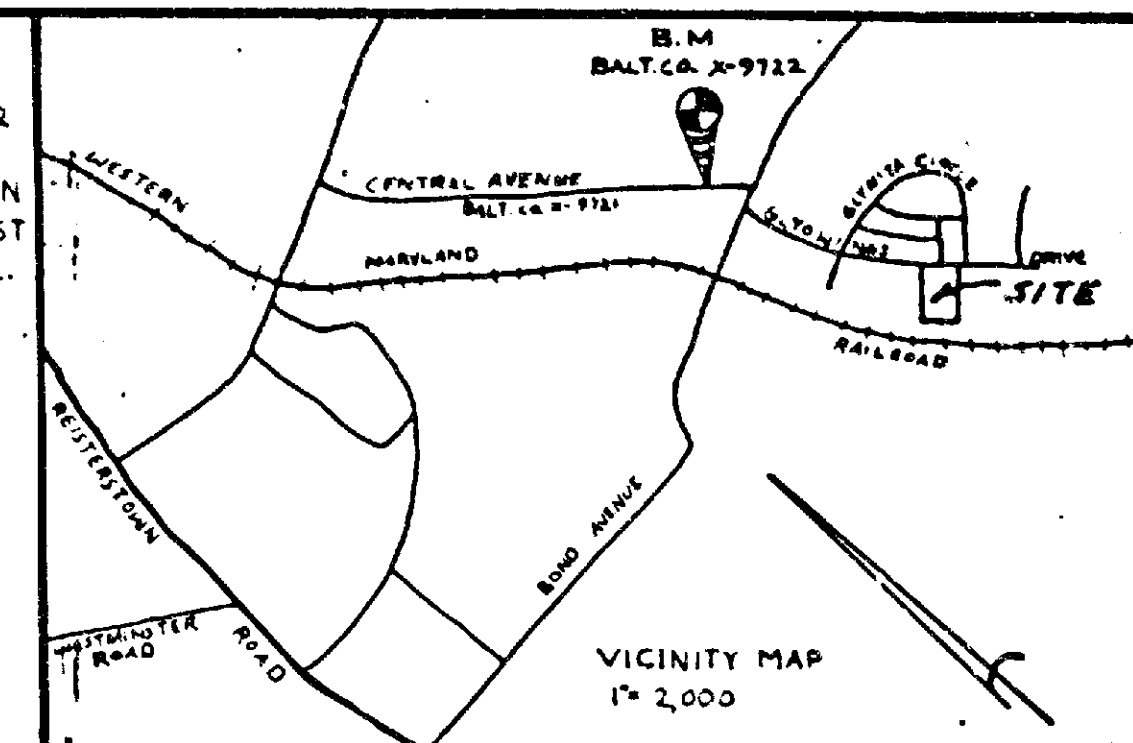
Proposed Sign  
no scale

PLAN AND DESCRIPTION PREPARED BY:  
CYNTHIA BOWDEN L.S.  
687 SUNFLOWER COURT  
WESTMINSTER MD. 21157  
876-6755  
AND  
STEPHEN C. BARNHART RPLS  
PO BOX 244  
FINKSBURG MD. 21048  
410-373-0000





BENCHMARK  
HUB NUMBER X-9722  
ELEV. = 656.229  
GALVANIZED SPIKE IN  
MACADAM SOUTHWEST  
SIDE CENTRAL AVE.



#### GENERAL NOTES

- Property is owned by Rolf P. Sorg; deed reference - EHK, Jr. 6658/815; tax account # 19-00-012529.
- The outline of the property is from a survey prepared by George William Stephens, Jr. & Associates, dated April 25, 1983.
- The property is a part of the St. Georges Industrial Park, recorded in Plat book 44 page 101.
- The topography shown is based on a field survey by Stephen C. Barnhart, Surveying and Land Planning, 1983, and updated January 1990, based on Baltimore County Control Station X-9722.
- Proposed paving and parking layout taken from an approved site plan prepared by Stephen C. Barnhart and Rosenfelt & Woolfolk, Inc.
- Area of property = 2.000 acres.
- Zoning of property = ML-IM
- Floor Area Ratio = 0.32 (0.63/2.0)
- All utilities shown are in place.
- The service garage will serve primarily the industrial use and related activities in the surrounding industrial area as set forth in section 253.2B of the Baltimore County Zoning Regulations.
- No vehicles or parts will be stored outside after work hours.
- All services are to be conducted within the interior of the units subject to special exception.

#### PARKING TABULATION

##### Parking Required:

Service Garage - 3.3 spaces per 1000 sq. ft.	
Other - one space per employee	
Service Garage - 6120 sq. ft.	21 spaces
Current employees (non service garage) - 7	7
Future employees - 6	6
<b>Total required</b>	<b>34 spaces</b>

##### Parking Provided:

Service Garage inside bays	16 spaces
Exterior spaces	18
<b>Total provided</b>	<b>34 spaces</b>

Parking to be included in petition for Special Exception - 16 interior spaces and 5 exterior spaces.

⑤ Indicates number of parking spaces

Section 405A--STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES ON SERVICE-GARAGE PREMISES (Bill No. 43, 1969.)

Damaged or disabled motor vehicles may be stored on the premises of any conforming service garage or nonconforming use service garage, provided that any outdoor storage of such motor vehicles shall be subject to the following requirements: (Bill No. 43, 1969.)

405A.1--Screening. All such vehicles shall be screened from off-site view by walls (including building walls) or fences at least eight feet in height. However, a screening wall or fence less than eight feet high, but not less than six feet high, may serve in lieu of such eight-foot wall or fence. All surfaces of such walls or fences facing residential zones or premises shall be finished or, in the discretion of the Zoning Commissioner, vine-covered or otherwise improved by the use of planting. (Bill No. 43, 1969.)

405A.2--Paving. The storage area shall be paved with permanent all-weather materials over suitably compacted and compacted base materials, and shall be properly drained. (Bill No. 43, 1969.)

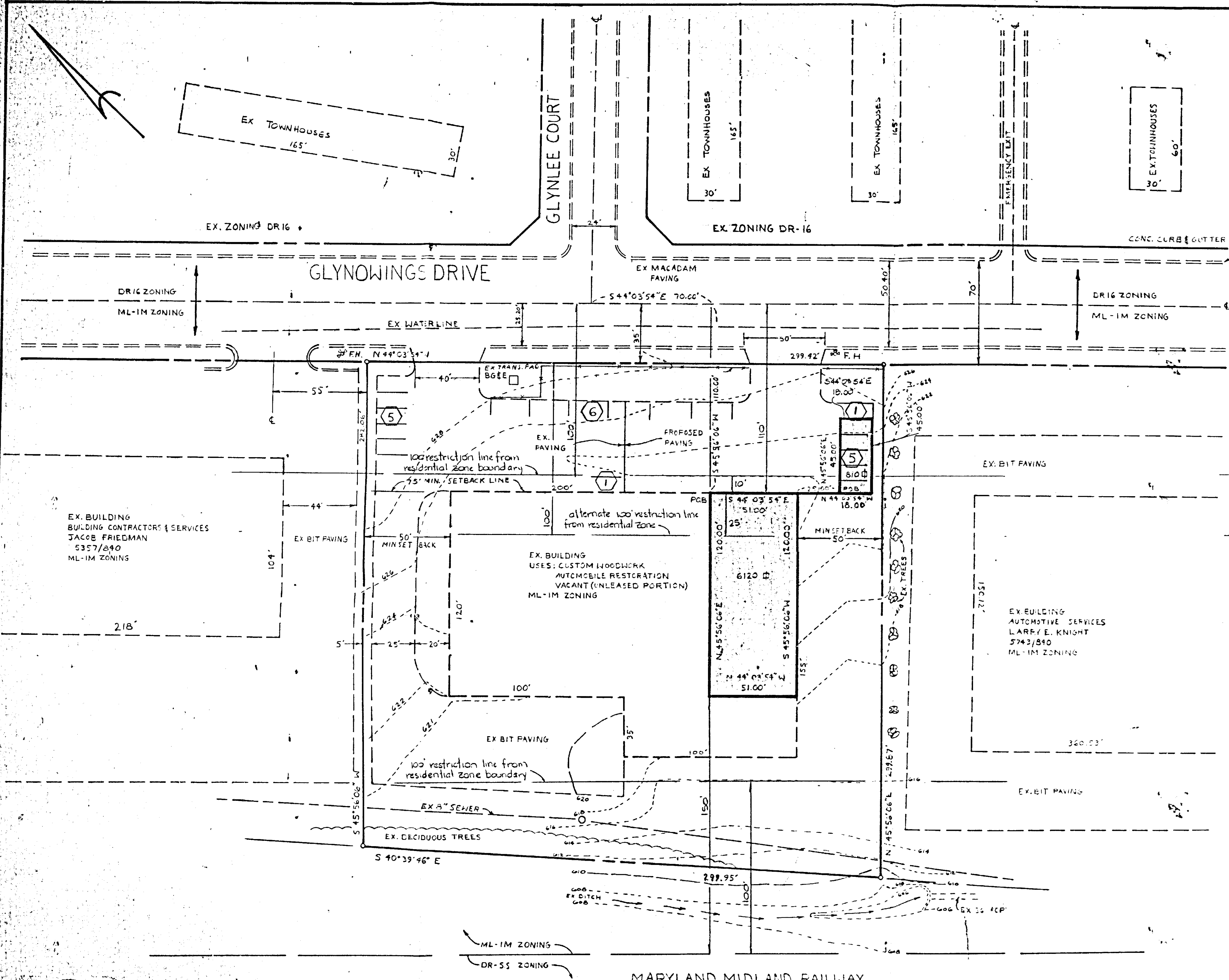
FLAT TO ACCOMPANY PETITION  
FOR SPECIAL EXCEPTION  
ROLF SORG, INC.

12340 GLYNOWINGS DRIVE  
REISTERSTOWN, MARYLAND 21136  
SECTION ONE, ST. GEORGES INDUSTRIAL PARK  
4TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

SCALE: 1" = 30'  
DATE: 12/22/90  
REV: 4/18/91  
REV: 07/11/92

OWNER:  
ROLF P. SORG  
12340 GLYNOWINGS DRIVE  
P.O. BOX 690  
REISTERSTOWN, MARYLAND 21136-7246

MICROFILMED



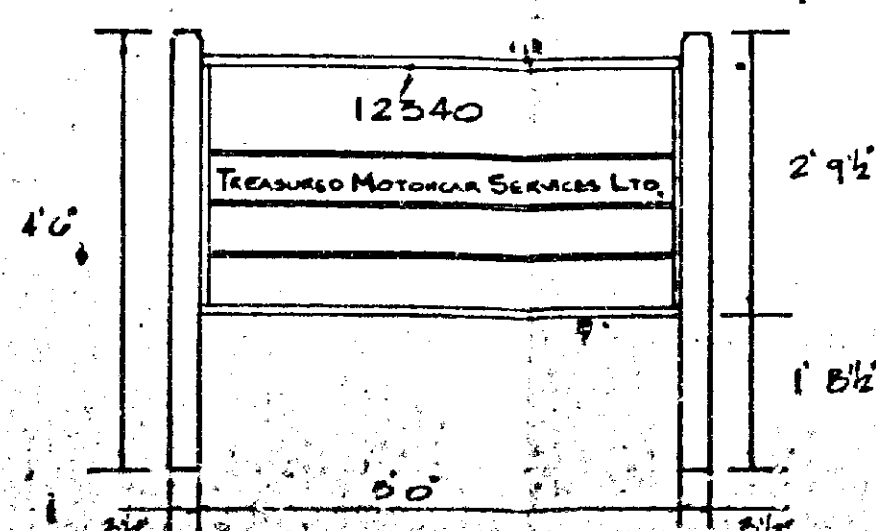
NOTE: NO EXISTING BUILDINGS WITH IN 100' OF REAR PROPERTY LINE

NOTE: Within 100 feet of any residential zone boundary or the right of way of any street abutting such a boundary, only passenger-automobile accessory parking and those uses permitted in the MR zones, as limited by the regulations in Section 241, are permitted.

Within 100 feet of any residential zone boundary or the right of way of any street abutting such a boundary, or within 100 feet of the right-of-way of an existing or proposed interstate highway, other freeway, or expressway which motorway is officially so designated by the State Highway Commission and/or Baltimore County, the front, side, and rear yards shall be as required in MR zone.

NOTE: SPECIAL EXCEPTION TO ALLOW SERVICE GARAGE USE ON A PORTION OF THE ML-IM ZONED PREMISE

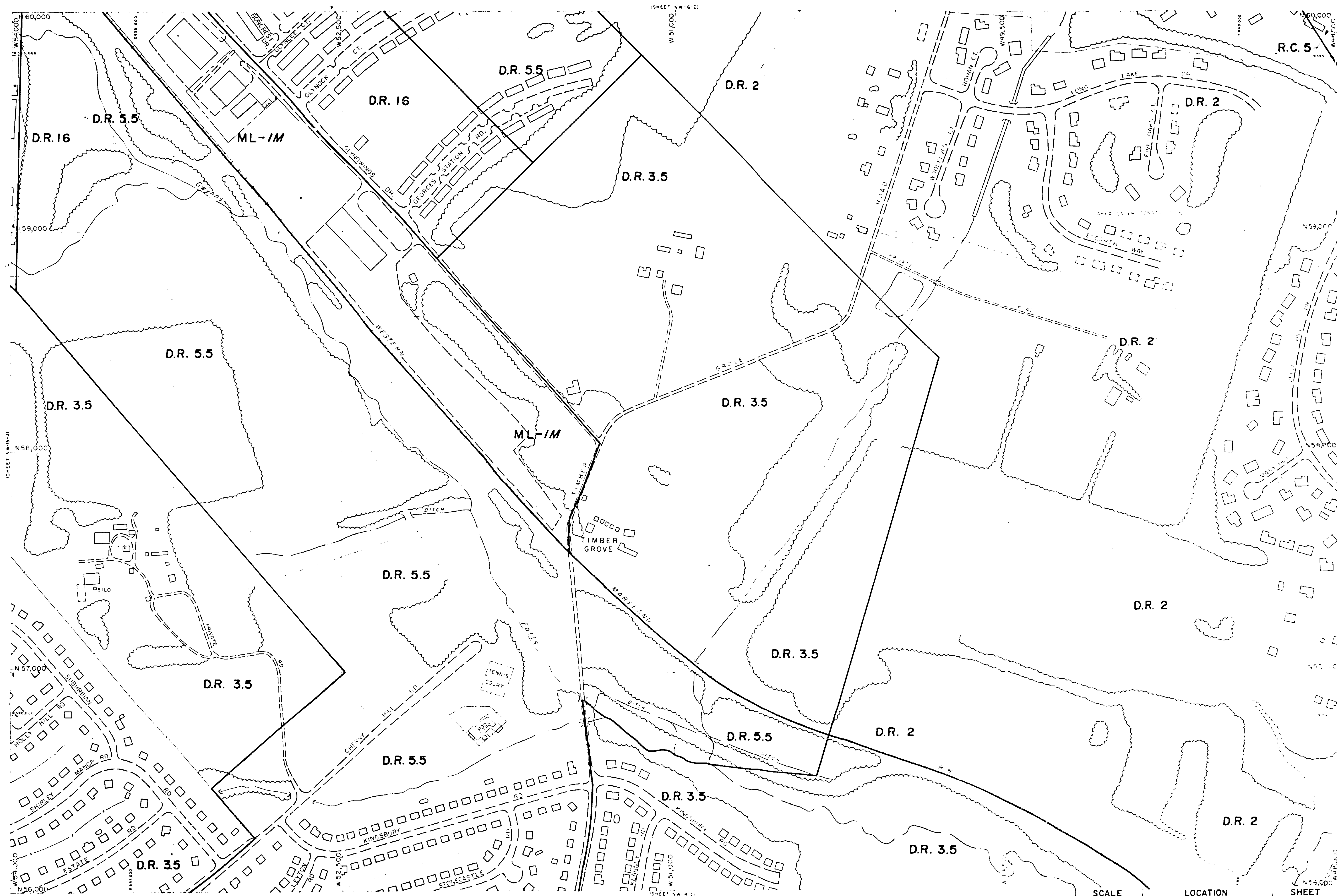
Proposed Sign  
no scale



PLAN AND DESCRIPTION PREPARED BY:  
CYNTHIA BOWDEN L.S.  
187 SUNFLOWER COURT  
HIGHTSTOWN, MD. 21157  
856-6755  
AND  
STEPHEN C. BARNHART RPLS  
P.O. BOX 244  
FINKSBURG, MD. 21048  
861-8720







T - NW  
W - SW

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 12, 1988

BM Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

*[Signature]*  
Chairman, County Council

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE  
1" = 200'

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1966

LOCATION

TIMBER GROVE

SHEET

NW  
15-1

313 90-448-X

MICROFILMED



PETITION FOR SPECIAL EXCEPTION  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-448-X  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a service garage use pursuant to BCR Section 252.2.B.3 in accordance with the plat and legal description submitted herewith.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.  
Contract Purchaser: Legal Owner(s):  
Rolf Sorg, Inc.  
(Type or Print Name)  
Signature: [Signature]  
Address: (Type or Print Name)  
City and State: Signature:  
Attorney for Petitioner: Howard L. Alderman, Jr. 12340 Glyn Owings Drive 526-5570  
(Type or Print Name) Address Phone No.  
Signature: Reisterstown, MD 21136  
City and State: Levin & Gann, P.A. Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Suite 113, 305 W. Chesapeake Ave. Address  
Townson, MD 21204 Howard L. Alderman, Jr., Esq., Levin & Gann, P.A.  
City and State: Name Suite 113  
Attorney's Telephone No: 321-0600 305 W. Chesapeake Ave., Towson, MD 21204  
Address Phone No 321-0600

ORDERED By The Zoning Commissioner of Baltimore County, this 4 day of April, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23 day of May, 1990, at 9:30 o'clock a.m.  
Filed 3/13/90 By DAB  
J. Robert Haines  
Zoning Commissioner of Baltimore County

C.D.R. RECEIVED FOR FILING  
Data

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD, April 30, 1990  
THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on April 26, 1990.

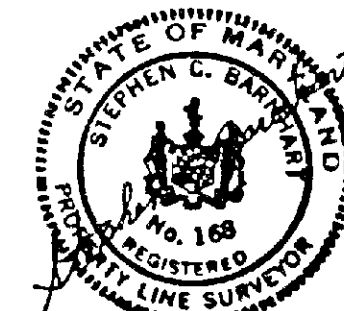
OWINGS MILLS TIMES,  
S. Zebe Olson  
Publisher

MICROFILMED

receipt  
Baltimore County Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Account: R 001 6150  
Number: N 1705  
Date: 3/13/90  
PUBLIC HEARING FEES  
050 -SPECIAL EXCEPTION 1 X \$175.00  
TOTAL: \$175.00  
LAST NAME OF OWNER: SORG  
Cashier Validation: 8 8144\*\*\*\*\*17500:8 0149F  
Please make checks payable to: Baltimore County

receipt  
Baltimore County Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Account: R 001 6150  
Number: N 2569  
Date: 90-448  
CASHIER VALIDATION: 8 8016\*\*\*\*\*12546:8 1254F  
Please make checks payable to: Baltimore County

feet to the place of beginning.  
Containing 6.120 square feet more or less.  
Beginning for the second (2nd) at a point at the end of the following course measured from the end of the first (1st) or South 44 degrees 03 minutes 54 seconds East 51.00 foot line of the above described 6.120 square foot parcel and at an extension thereof, viz:  
South 44 degrees 03 minutes 54 seconds East 25.00 feet to the place of beginning, thence leaving the place of beginning and running to include an area of special exception for parking, the four (4) following courses, viz:  
1) North 45 degrees 56 minutes 06 seconds East 45.00 feet to a point, thence,  
2) South 44 degrees 03 minutes 54 seconds East 18.00 feet to a point, thence,  
3) South 45 degrees 56 minutes 06 seconds West 45.00 feet to a point and thence,  
4) North 44 degrees 03 minutes 54 seconds West 18.00 feet to the place of beginning.  
Containing 810 square feet more or less.



- 2 -

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th Date of Posting: April 30, 1990  
Posted for: [Signature]  
Petitioner: [Signature]  
Location of property: [Signature]  
Location of Sign: [Signature]  
Remarks: [Signature]  
Posted by: [Signature] Date of return: [Signature]  
Number of Signs: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD, April 30, 1990  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on April 26, 1990.

THE JEFFERSONIAN,

S. Zebe Olson  
Publisher

MICROFILMED

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th Date of Posting: August 2, 1990  
Posted for: [Signature]  
Petitioner: [Signature]  
Location of property: [Signature]  
Location of Sign: [Signature]  
Remarks: [Signature]  
Posted by: [Signature] Date of return: [Signature]  
Number of Signs: [Signature]

Baltimore County Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333  
J. Robert Haines  
Zoning Commissioner

Rolf Sorg, Inc.  
12340 Glyn Owings Drive  
Reisterstown, Maryland 21136

Re: Petition for Special Exception  
CASE NUMBER: 90-448-X  
SW/3 Glyn Owings Drive, SW of Glynne Court  
12340 Glyn Owings Drive  
4th Election District - 3rd Councilmanic  
Petitioner(s): Rolf Sorg, Inc.  
HEARING: MONDAY, MAY 23, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that \$175.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,  
J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:gs  
cc: Howard Alderman, Jr., Esq.

Baltimore County Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Account: R 001 6150  
Number: N 2932  
Date: 7/13/90

PUBLIC HEARING FEES  
120 -HIF A SPECIAL EXC. ORER 1 X \$175.00  
120 -POSTING SIGNS & ADVERTISING 1 X \$25.00  
TOTAL: \$200.00  
LAST NAME OF OWNER: SORG

04-04-0079-1040C  
EA 009:37AP07-16-90 \$200.00  
Cashier Validation: Please make checks payable to: Baltimore County  
MICROFILMED



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(801) 887-3333  
J. Robert Haines  
Zoning Commissioner

April 10, 1990

# NOTICE OF HEARING



Dennis F. Rasmussen  
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Exception  
CASE NUMBER: 90-448-X  
SW/S Glynwings Drive, SW of Glynee Court  
12340 Glynwings Drive  
4th Election District - 3rd Councilmanic District  
Petitioner(s): Rolf Sorg, Inc.  
HEARING: WEDNESDAY, MAY 23, 1990 at 9:30 a.m.

Special Exception: A service garage use pursuant to BEZ Section 253.2.8.3 in accordance with the plat and legal description submitted herewith.

In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Rolf Sorg, Inc.  
Howard L. Alderman, Jr., Esq.

MICROFILMED



## County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

HEARING ROOM - Room 301  
County Office Building  
August 23, 1990  
NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(c). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-448-X  
ROLF SORG, INC.  
SW/S Glynwings Drive, SW of Glynee Ct. (12340 Glynwings Drive)  
4th Election District  
3rd Councilmanic District  
SE-Service Garage  
6/11/90 - D.Z.C.'s Order DENYING Petition.

ASSIGNED FOR: TUESDAY, FEBRUARY 12, 1991 at 10:00 a.m.

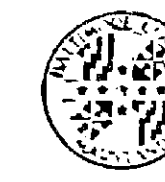
cc: Howard L. Alderman, Jr., Esquire Counsel for Petitioner/Appellant

Mr. and Mrs. Rolf Sorg  
Rolf Sorg, Inc.

Mr. Jeffrey Lenovitz

People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul  
Legal Secretary



## County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

Hearing Room -  
Room 301, County Office Bldg. January 29, 1991

### NOTICE OF POSTPONEMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-448-X  
ROLF SORG, INC.  
SW/S Glynwings Dr., SW of Glynee Ct. (12340 Glynwings Dr.)  
4th Election District  
3rd Councilmanic District  
SE-Service Garage  
6/11/90 - D.Z.C.'s Order DENYING Petition.

which was scheduled for hearing on February 12, 1991 has been POSTPONED at the request of Counsel for Petitioner. Not to be reset for hearing until requested by said Counsel.

cc: Howard L. Alderman, Jr., Esquire- Counsel for Petitioner/Appellant

Mr. and Mrs. Rolf Sorg  
Rolf Sorg, Inc.

Mr. Jeffrey Lenovitz

People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Public Services  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul  
Legal Secretary



## County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

Hearing Room -  
Room 301, County Office Bldg. January 29, 1991

### NOTICE OF POSTPONEMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-448-X  
ROLF SORG, INC.  
SW/S Glynwings Dr., SW of Glynee Ct. (12340 Glynwings Dr.)  
4th Election District  
3rd Councilmanic District  
SE-Service Garage  
6/11/90 - D.Z.C.'s Order DENYING Petition.

which was scheduled for hearing on February 12, 1991 has been POSTPONED at the request of Counsel for Petitioner. Not to be reset for hearing until requested by said Counsel.

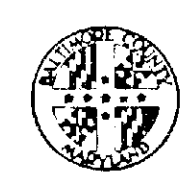
cc: Howard L. Alderman, Jr., Esquire- Counsel for Petitioner/Appellant

Mr. and Mrs. Rolf Sorg  
Rolf Sorg, Inc.

Mr. Jeffrey Lenovitz

People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Public Services  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul  
Legal Secretary



## County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

Hearing Room - Room 48  
Old Courthouse, 400 Washington Avenue  
December 12, 1995

### NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-448-X  
ROLF SORG, INC. -Petitioner  
SW/S Glynwings Drive, SW of Glynee Court  
(12340 Glynwings Drive)  
4th E; 3rd C

SE -Service Garage.

6/11/90 -D.Z.C.'s Order in which Petition for Special Exception was DENIED.

ASSIGNED FOR: THURSDAY, MARCH 14, 1996 at 10:00 a.m.

cc: Howard L. Alderman, Jr., Esquire Counsel for Petitioners  
Mr. & Mrs. Rolf Sorg

Jeffrey Lenovitz

People's Counsel for Baltimore County  
Pat Keller, Planning Director  
Timothy Kotroco  
Docket Clerk /PDM  
Arnold Jablon, Director /PDM  
Virginia W. Barnhart, County Attorney

Kathleen C. Bianco  
Administrative Assistant

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333  
J. Robert Haines  
Zoning Commissioner

May 4, 1990

Howard L. Alderman, Jr.  
Levin & Gann, P.A.  
Suite 113, 305 W. Chesapeake Avenue  
Towson, MD 21204

Dear Mr. Alderman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3331.

Very truly yours,

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Rolf Sorg, Inc.  
12140 Glyn Owings Drive  
Reisterstown, MD 21136

MICROFILMED

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333  
J. Robert Haines  
Zoning Commissioner

Your petition has been received and accepted for filing this  
4th day of April, 1990.

J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

Chairman,  
Zoning Plans Advisory Committee

Petitioner: Rolf Sorg, Inc., et al

Petitioner's Attorney: Howard L. Alderman

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3334

March 23, 1990

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 300, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, and 321.

Very truly yours,

Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/lvw



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1990  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for April 3, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 300, 307, 308, 310, 311, 312, 313, 318, 319 and 320.

For Items 303, 314, 315 and 317, the previous County Review Group comments apply.

For Item 316, a County Review Group meeting may be required.

For Item 321, a County Review Group meeting may be required. Neither lot has in-fee frontage to a public road.

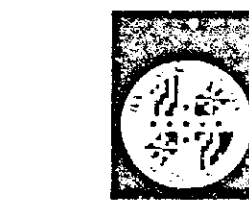
*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

Baltimore County  
Fire Department  
Towson, Maryland 21204-256  
494-4390

Paul H. Renske  
Chief

APRIL 4, 1990



J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ROLF SCRG, INC.  
Location: #12340 GLYNKINGS DRIVE  
Item No.: 313 Zoning Agenda: APRIL 3, 1990

Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the contents below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Pat Keller* Noted and Approved *Pat Keller*  
Special Inspection Division Fire Prevention Bureau

JK/KEK

Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204  
(801) 887-3333

J. Robert Haines  
Zoning Commissioner

May 10, 1990



Dennis F. Rasmussen  
County Executive

Howard L. Alderman, Jr., Esquire  
Levin & Gann  
Suite 113  
305 West Chesapeake Avenue  
Towson, MD 21204

RE: Property of Rolf Sorg, Inc.  
Item Number: 313  
Hearing Number: 90-448-X  
SW/S Glynwings Drive, SW of  
Glynock Place  
12340 Glynwings Drive  
4th Election District

Dear Mr. Alderman:

This letter is to inform you that after a close review of the above referenced zoning petition, it has come to the attention of this office that there are conflicts which have not been addressed in the petition. S.253.4 of the Baltimore County Zoning Regulations restricts uses to those permitted and as limited by S.241 (which does not permit the proposed service garage use by right or special exception) when said uses are located within 100 feet of a residential zone boundary or the right-of-way of any street abutting such a boundary. The petition has been advertised prior to this date and, therefore, cannot be revised without new advertisement in two local papers. The petition may, therefore, be postponed awaiting revision or you may choose to continue with the upcoming hearing with the understanding that these issues must be satisfactorily addressed.

Howard L. Alderman, Jr., Esquire  
May 10, 1990  
Page 2

The Zoning Office wishes to clarify its position in such cases since when petitions are filed in this office, it is always the ultimate responsibility of the petitioner to be certain that a complete and accurate application is made addressing all zoning issues on the property. The petitions are routinely reviewed by the associates for completeness and proper form and suggestions may be made to the applicant so that a proper and accurate application is made addressing the zoning issues as presented at the review. Obviously the staff will endeavor to review the petition as presented to be as complete as possible with the time available, but there is no stigma or responsibility either implied or conferred upon the associates to completely correct the application and address all zoning conflicts and issues on the property.

If you have any questions, please do not hesitate to call me at 887-1391.

Very truly yours,

*John L. Lewis*  
John L. Lewis  
Planning & Zoning Associate III

JLL:scj

cc: Rolf Sorg, Inc.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: May 23, 1990  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: A&A Realty, Rolf Sorg, Inc., Item Nos. 310, 311, 312, 313

In reference to the Petitioner's request, staff offers the following comments:

- Units 3, 4, and 5F cannot support these uses because they lie within 100 ft. of a street right-of-way abutting a residential zone. In such cases, uses are limited to only those permitted in Section 241 (M.R. zones).

Should the Petitioner's request be granted, the following conditions are offered:

- A landscape plan shall be filed with the Deputy Director of the Office of Planning and Zoning which addressed landscape improvements along Glynwings Drive. All landscape treatment shall be in accordance with the Glynwings Streetscape Plan.
- The Zoning Commissioner shall determine and restrict the hours of operation.
- Lighting of the site should be carefully regulated and directed so as not to impact the residences.
- The outside storage of damaged or disabled motor vehicles shall be prohibited.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

FK/JL/cmm

Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204  
(801) 887-3333

J. Robert Haines  
Zoning Commissioner

June 11, 1990



Howard L. Alderman, Jr., Esquire  
305 W. Chesapeake Avenue, Suite 113  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
SW/S Glynwings Drive, SW of Glynock Court  
(12340 Glynwings Drive)  
4th Election District - 3rd Councilmanic District  
Rolf Sorg, Inc. - Petitioner  
Case No. 90-448-X

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-1391.

Very truly yours,

*Ann M. Nistorowicz*  
Ann M. Nistorowicz  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjs

cc: Mr. Jeffrey Lenovitz  
623 St. George's Station Road, Reisterstown, Md. 21136

People's Counsel

File

Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204  
(801) 887-3333

J. Robert Haines  
Zoning Commissioner

July 21, 1990



Dennis F. Rasmussen  
County Executive

Baltimore County Board of Appeals  
County Office Building, Room 315  
Towson, Maryland 21204

RE: Petition for Special Exception  
SW/S Glynwings Drive, SW of Glynock Court  
(12340 Glynwings Drive)  
4th Election District, 3rd Councilmanic District  
ROLF SORG, INC. - Petitioner  
Case No. 90-448-X

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on July 10, 1990 by Howard L. Alderman, Jr., Attorney on behalf of the Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner

JRH:ccr

Enclosures

cc: Mr. & Mrs. Rolf Sorg - Rolf Sorg, Inc.  
12340 Glynwings Drive, Reisterstown, MD 21136

Howard L. Alderman, Jr., Esquire - Levin & Gann  
305 W. Chesapeake Avenue, Towson, Maryland 21204

Jeffrey Lenovitz, 623 St. George's Station Road, Reisterstown, MD

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

File

Petition for Special Exception  
SW/S Glynwings Drive, SW of Glynock Court  
(12340 Glynwings Drive)  
4th Election District - 3rd Councilmanic District  
ROLF SORG, INC. - Petitioner  
Case No. 90-448-X

Petition for Special Exception

Description of Property

Certificate of Zoning

Certificate of Valuation

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibit: 1. & 2. Plans to accompany petition

Deputy Zoning Commissioner's Order dated June 11, 1990 (Denied)

Notice of Appeal received July 10, 1990 from Howard L. Alderman, Jr., Attorney on behalf of the Petitioners

cc: Mr. & Mrs. Rolf Sorg - Rolf Sorg, Inc.

12340 Glynwings Drive, Reisterstown, MD 21136

Howard L. Alderman, Jr., Esquire - Levin & Gann

305 W. Chesapeake Avenue, Towson, Maryland 21204

Jeffrey Lenovitz, 623 St. George's Station Road, Reisterstown, MD

People's Counsel of Baltimore County

Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning

Patrick Keller, Office of Planning & Zoning

J. Robert Haines, Zoning Commissioner

Ann M. Nistorowicz, Deputy Zoning Commissioner

James E. Dyer, Zoning Supervisor

W. Carl Richards, Jr., Zoning Coordinator

Docket Clerk

Arnold Jahlon, County Attorney



8/23/90 -Following parties notified of hearing set for February 12, 1991 at 10:00 a.m.:

Howard L. Alderman, Jr., Esquire  
Mr. & Mrs. Rolf Sorg /Rolf Sorg, Inc.  
Jeffrey Lenovitz  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk -Zoning  
Arnold Jablon, County Attorney

1/29/91 -Above parties notified of POSTPONEMENT with no reset date at request of Counsel for Petitioner.

12/12/95 - Notice of Assignment to following parties; scheduled for Thursday, March 14, 1996 at 10:00 a.m.:

Howard L. Alderman, Jr., Esquire  
Mr. & Mrs. Rolf Sorg  
Jeffrey Lenovitz  
People's Counsel for Baltimore County  
Pat Keller, Planning Director  
Timothy Kotroco  
Docket Clerk /PDM  
Arnold Jablon, Director /PDM  
Virginia W. Barnhart, County Attorney

3/14/96 -Hearing held before the Board; Restrictive Covenant Agreement submitted by parties; publicly deliberated at conclusion of hearing. Petition for Special Exception GRANTED subject to restrictions as submitted. Written Opinion and Order to be issued per proposed Order. KLB

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 90-448-X, Zoning Advisory Committee Meeting of August 1, 1990

Property Owner: Rolf Sorg, Inc.

Location: 12340 Glynwings Drive, District: 4

Water Supply: Sewage Disposal:

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- ( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any chabroiler generation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, and other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 887-6500 x 315.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- ( ) Soil percolation tests, have been conducted.  
( ) The results are valid until  
( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 11-117 of the Baltimore County Code, the water well yield test  
( ) shall be valid until  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- ( ) Others: *Drainage study and wetland delineation*

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS  
SW/S Glynwings Dr., SW of  
Glynce Cr. (12340 Glynwings Dr.): OF BALTIMORE COUNTY  
4th Election District  
3rd Councilmanic District : Zoning Case No. 90-448-X

ROLF SORG, INC., Petitioner :

# ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
(301) 887-2188

I HEREBY CERTIFY that on this 7th day of August, 1990, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Kevin & Gann, P.A., Suite 113, 305 W. Chesapeake Ave., Towson, MD 21204; and Jeffrey Lenovitz, Vice-President, St. George's Community Assn., 623 St. George's Station Rd., Reisterstown, MD 21136.

*Peter Max Zimmerman*  
Peter Max Zimmerman

## COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY MINUTES OF DELIBERATION

IN THE MATTER OF: Rolf Sorg, Inc.  
Case No. 90-448-X

DATE: March 14, 1996 /at conclusion of hearing

BOARD /PANEL: Kristine K. Howanski (KKH)  
Lawrence M. Stahl (LMS)  
Harry E. Buchheister, Jr. (HEB)

SECRETARY: Kathleen C. Bianco  
Administrative Assistant

Those present included Howard Alderman, Jr., Esquire, on behalf of Petitioner; and Peter Max Zimmerman, People's Counsel for Baltimore County.

PURPOSE --to deliberate issues and matter presented to the Board this date in Case No. 90-448-X /Rolf Sorg, Inc.

KKH: We are now out of the portion where we took testimony, and are into the deliberation stage where you are now a silent audience, and we are now speaking, and I share my colleague's dislike of the public deliberation rule, but I will just go forth and rest with what he said this morning, and move on.

We are here this morning on a request for a special exception on one of our older cases. I must say, but it relates to 12340 Glynwings Drive property, a portion of a business that is operating as part of the St. Georges Industrial Park Complex. And the findings of fact and conclusions of law on June 11, 1990 by then Deputy Zoning Commissioner does appear to deny the special exception in large part because of the hurdle then existing under 253.2B.1 requiring that the subject use have direct access to a Class I roadway defined in Section 101 of the zoning regulations at that time. There was some discussion as well to 502.1, so we will address those and I will go ahead.

Obviously in a case such as this, with an agreement between the neighborhood and the petitioner at this point I'm certainly reluctant to interfere with that, and yet due process does at least require us to examine it. We will do so, and make sure we don't rubber-stamp something that appears okay.

We heard the testimony of Rolf Sorg, owner of Rolf Sorg, Inc., as well as Geoffrey Griffiths, and surprise testimony of Trevor Kilgore, and between these three gentlemen, as well as exhibits, I am satisfied that the initial hurdle presented by 253.2B.1 is not particularly an issue any more, and that the

### Deliberation /Rolf Sorg, Inc. /Case No. 90-448-X

question remaining is simply whether or not you have the other requirements that you need for a special exception to not interfere or unduly affect the health, welfare and so forth, of the neighborhood. Again, particularly with Mr. Kilgore's testimony, I think it's helpful to hear from someone in the neighborhood regarding a neat and clean operation, and because of that, as well as because of the description that Mr. Griffiths provided regarding types of services, does care for the residents as well as industries in the area; I'm satisfied that this does not impinge on the health, safety and general welfare and other issues subject of special exception request. Under those circumstances, and particularly in light of the restrictive covenant agreement, coupled with the supplemental landscaping and the proposed order which seems to make for an already well tied situation, I would certainly be inclined at this point to grant the special exception.

LMS: Speaking for myself, this is probably the shortest deliberation I will do this month or this year, I concur.

HEB: The restrictive covenants, Mr. Kilgore's testimony is convincing that the special exception should be granted.

KKH: We have concurrence. We will be issuing an opinion granting the special exception and anyone who does feel aggrieved may file an appeal from that within 30 days of the written Opinion.

Respectfully submitted,

*Kathleen C. Bianco*  
Kathleen C. Bianco  
Administrative Assistant

BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
2 HOPKINS PLAZA  
9TH FLOOR  
BALTIMORE, MARYLAND 21201  
301-591-3740  
TELEPHONE 301-425-9060

LEVIN & GANN  
ATTORNEYS AT LAW  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
301-331-0600  
FAX 301-296-2801

CARROLL COUNTY OFFICE  
1400 LIBERTY ROAD  
STOKESVILLE, MD 21780

January 28, 1991

#### HAND-DELIVERED

William T. Hackett, Chairman  
Board of Appeals for Baltimore County  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Rolf Sorg, Inc.  
Petition for Special Exception  
Case No.: 90-448-X

Dear Chairman Hackett:

We represent Rolf Sorg, Inc. in connection with the above-referenced case which is presently scheduled for hearing on February 12, 1991. In an effort to resolve any and all outstanding issues related to this case, our client has met with its neighbors and Jack Dillon of the Baltimore County Office of Planning and Zoning. Negotiations were held at this meeting in furtherance of an agreement in settlement.

In order to finalize all negotiations and reduce the same to writing for execution by the community members and our client, additional time will be needed. Therefore, in accordance with Board Rule 2(b), we are hereby requesting a postponement of the hearing on this case to enable these discussions to be brought to fruition.

Thank you for your consideration of this request.

Very truly yours,

*Howard L. Alderman, Jr.*  
Howard L. Alderman, Jr.

HJAjr/lr  
cc: Rolf Sorg, Inc.  
St. Georges Townhouse Association  
St. Georges Townhouse Association II  
Reisterstown-Owings Mills-Glyndon Community Association  
Bonita Community Association  
Mr. Jack Dillon

BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
2 HOPKINS PLAZA  
9TH FLOOR  
BALTIMORE, MARYLAND 21201  
301-591-3740  
TELEPHONE 301-425-9060

LEVIN & GANN  
ATTORNEYS AT LAW  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
301-331-0600  
FAX 301-296-2801

CARROLL COUNTY OFFICE  
1400 LIBERTY ROAD  
STOKESVILLE, MD 21780

July 9, 1990

#### HAND-DELIVERED

J. Robert Haines, Esquire  
Zoning Commissioner for Baltimore County  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Appeal of Deputy Zoning Commissioner's Decision  
Rolf Sorg, Inc. - Petitioner  
12340 Glynwings Drive  
Case Number: 90-448-X

Dear Commissioner Haines:

As provided by Baltimore County Charter and the Baltimore County Zoning Regulations, an appeal of the above-referenced decision of the Deputy Zoning Commissioner is hereby taken on behalf of the Petitioner. The above-referenced decision was rendered on June 11, 1990, which date is within thirty (30) days of the date of this appeal.

Enclosed is our firm's check in the amount of \$200.00 to cover the cost of this appeal and the requisite sign (\$175.00 and \$25.00 respectively). Should you need any further information to enable your processing of this appeal, please contact me at your convenience.

Very truly yours,

*Howard L. Alderman, Jr.*  
Howard L. Alderman, Jr.

HJA/dc  
cc: Rolf Sorg, Inc.

RECEIVED  
JUL 10 1990  
ZONING OFFICE

BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
2 HOPKINS PLAZA  
9TH FLOOR  
BALTIMORE, MARYLAND 21201  
301-591-3740  
TELEPHONE 301-425-9060

LEVIN & GANN  
ATTORNEYS AT LAW  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
301-331-0600  
FAX 301-296-2801

CARROLL COUNTY OFFICE  
1400 LIBERTY ROAD  
STOKESVILLE, MD 21780

June 1, 1990

#### HAND-DELIVERED

Ann M. Nastarowicz, Esquire  
Deputy Zoning Commissioner for Baltimore County  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
Revised Plats  
Case No. 90-448-X  
12340 Glynwings Drive  
Rolf Sorg, Inc.  
Refined Plat

Dear Commissioner Nastarowicz:

As agreed at the public hearing held on May 23, 1990 relative to the above-referenced Petition, enclosed please find three (3) blue line plats. These plats contain the modifications made to Petitioner's Exhibit I at the hearing. All setback/restriction lines discussed at the hearing are indicated and dimensioned on the enclosed.

Please note that by copy of this letter, a copy of this refined plat is being sent to Mr. Jeffrey S. Lenovitz, who appeared at the hearing in his capacity as Vice President of the St. George's Townhouse Association. If you desire any further information or clarification please call me.

Thank you for your consideration in the refinement of this exhibit.

*Howard L. Alderman, Jr.*  
Howard L. Alderman, Jr.

HJA/lr  
Enclosures (3)  
cc: Rolf Sorg, Inc. (with enclosure)  
Jeffrey S. Lenovitz, Vice President  
(with enclosure)







